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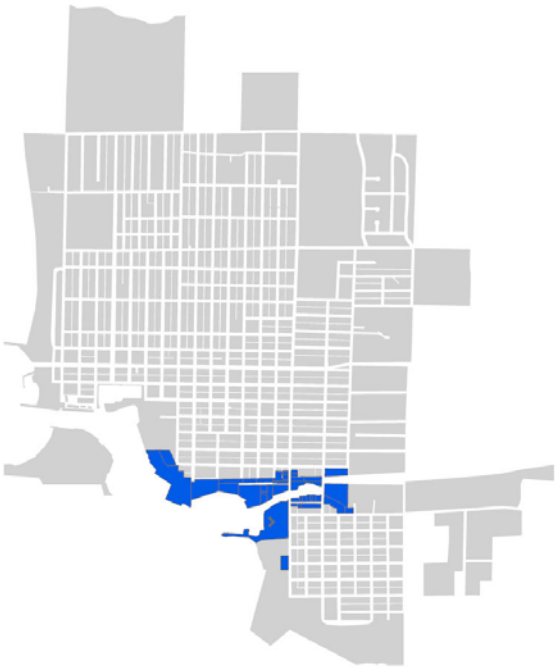
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Section 2.06

W Waterfront

Purpose and Intent. The Waterfront *Zoning District* is intended to allow access to the Harbor and Pere Marquette Lake, while also encouraging development. This District offers flexibility with regards to permitted uses, allowing property owners to determine the best use of their property, so long as development occurs with consideration for its impact on nearby Waterways. This *Zoning District* also facilitates the construction of waterfront pathways, promoting the right of the public to enjoy the city's waterways.

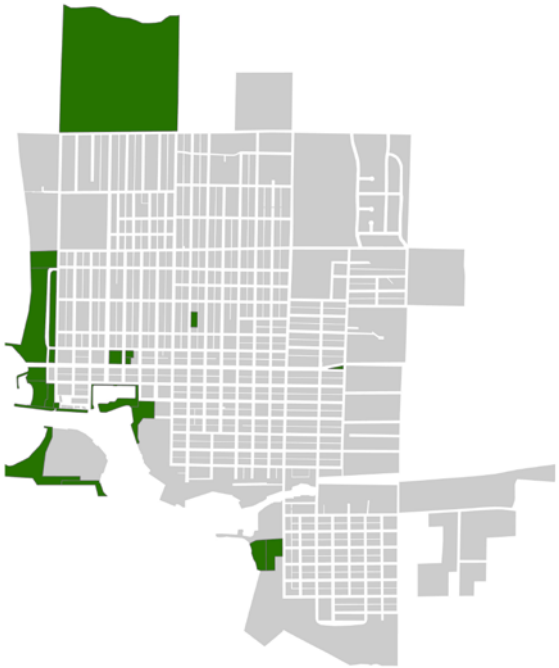


W – Waterfront

Section 2.07

P Parks

Purpose and Intent. The Parks District is intended to allow for City and State Parks and Cemeteries.



P – Parks

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Section 3.01
Purpose and Intent

The Purpose and Intent of this Article is to clearly and simply describe the permitted land uses within each *Zoning District*. In the charts within this Section, land uses are designated as Permitted, Special Land Uses, Accessory Use, or Prohibited, in each of the Districts of the Unified Development Ordinance.

Section 3.02
Table of Permitted and Special Land Uses

A) Conventional Zoning Districts and Form Based Districts

Permitted Uses	Neighborhood	Mobile Home Park	Mixed Use	Industrial	Waterfront	Parks	Downtown Core	Downtown Edge	Gateway	Beach	Lakefront Overlay	Indsutrial Overlay
	N	MH	MU	I	W	P	F-DC	F-DE	F-G	F-B	O-L	O-I
Residential Uses												
Dwelling Units (see Table of Residential Density)	P	P	P		P		P	P	P	P	P	
1 Dwelling Unit (*Section 3.03*)	P		P		P		P*	P	P	P	P	
2-3 Dwelling Units (*Section 3.03*)	S		P		P		P*	P	P	P		
4-5 Dwelling Units (*Section 3.03*)	S		P		P		P*	P	P	P		
6 or More Dwelling Units (*Section 3.03*)	S		P		P		P*	P	P	P		
Accessory Dwelling Unit	A		A					A	A	A	P	
Dwelling Units in Mixed Use Buildings (*Section 3.03*)			P		A		A	A	A	A		
Independent Senior Housing	S		S		S			S	S	S	S	
Live/Work Dwelling			P		P		P	P	P	P		
Mobile Home Dwelling([1])		P										
Nursing Home	S		S		S			S	S	S	S	
Single Room Occupancy (SRO)			P		S		P	P	P	P		
State-Licensed Residential Facility (7 or More Residents)	S		S		S				S		S	
Family Child Care Home	P		P					P	P	P	P	
Group Child Care Home	S		P					S	S	S	S	
Home Occupation (Type 1)	P		P		P		P	P	P	P	P	
Home Occupation (Type 2)	S							S	S	S	S	
Lodging Uses												
Bed and Breakfast			S		S			S	S	S		
Extended Stay Hotel			S		S		S	S		S		
Extended Stay Motel			S		S		S					
Hotels (<10 units)			S		S		S	S		S		
Hotels (10+ units)			S		S		S	S		S		
Motels			S		S		S			S		
Short Term Rentals (Permitted with STR License Only)	P		P		P		P	P	P	P	P	

P	Permitted Use	S	Special Land Use	A	Accessory Use Only	Blank = Prohibited	* Upper Floors Only (*Section 3.03*)

Permitted Uses	Neighborhood	Mobile Home Park	Mixed Use	Industrial	Waterfront	Parks	Downtown Core	Downtown Edge	Gateway	Beach	Lakefront Overlay	Indsutrial Overlay
	N	MH	MU	I	W	P	F-DC	F-DE	F-G	F-B	O-L	O-I
Commercial and Office Uses												
Adult Businesses				S								
Automobile or Boat Repair			S	S	S	A						
Automobile or Boat Sales			S	S	S							
Banks			P				P	P		P		
Campgrounds					P [2]	S						
Car Washes			S	S								
Commercial Child Care Centers			P	A			P	P	S	P		
Commercial Indoor Recreation			P	P	A		P	P		S		
Drive-Throughs			S	S								
Event Space			P	A	S		P	P	S	P		
Fitness centers and Health Clubs			P	A	P		P	P		P		
Funeral Home			P					S	S	S		
Gas Stations			S	S		A						
Kennel			S	P				S				
Laundromat or Dry Cleaner			P	P			P	P				
Medical and Dental Clinic			P				P	P	P	P		
Microbrewery/Micro-distillery			P	P	P		P	P		P		
Outdoor Dining			A	A	A	A	A	A	A	A		
Personal Service			P		P		P	P	P	P		
Professional Office			P	P	P		P	P	P	P		
Restaurants			P	A	P	A	P	P	P	P		
Retail			P	A	P	A	P	P	P	P		
Small Equipment Repair			S	S	S	A	P	P		P		
Theaters, Assembly Halls, Concert halls, Sports Arenas			P	A	S		P	P		S		
Veterinary Clinic			P	S			P	P		P		
Wineries			P	P	P		P	P		P		
Industrial Uses												
Boat Storage				S	A/S							
Contractor's ***Yard***			S	P								P
Lumber ***Yard***				P								P
Manufacturing				P								P
Outdoor Storage			S	S			S					
Personal Storage (Not Open to Public)			P	P	A/S		P			P		

P	Permitted Use	S	Special Land Use	A	Accessory Use Only	Blank = Prohibited

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Permitted Uses	Neighborhood	Mobile Home Park	Mixed Use	Industrial	Waterfront	Parks	Downtown Core	Downtown Edge	Gateway	Beach	Lakefront Overlay	Indsutrial Overlay
	N	MH	MU	I	W	P	F-DC	F-DE	F-G	F-B	O-L	O-I
Industrial Uses												
Public Utilities	S	S	S	S	S	A	S	S	S	S	S	
Recycling and Composting				S								S
Research and Technology Laboratory			P	P	P		P	P		P		P
Self-Storage				S								
Shipping Terminal				S	S							S
Small Scale Production			P	P	P		P	P		P		P
Warehousing				P								P
Wholesale				P								P
Other Uses												
Adaptive Reuse (*Section 7.02*)	S	S	S	S	S	S	S	S	S	S	S	
Cemeteries	P		P	S		P					P	
Hospitals			P									
Institutions of Higher Education			S	S			S			S		
K-12 Schools	S		S	S			S			S	S	
Marina/Ferry Dock			S	S	P	A						
Parking Lot* with No Other *Principal Use			S	S	S		S			S		
Private Outdoor Recreation	P	P	P	S	P	A					P	
Public and Community Buildings	S		P	S	P	A	P	P	P	P	S	
Public Parks	P	P	P	P	P	P	P			P	P	
Religious Institutions	S		S	S			S			S	S	
Solar Energy (Accessory)	A		A	A	A	A	P	P	P	P	A	
Solar Energy (Principal)			S	P								
Wind Energy (Accessory)			P	P	S	A	S	S		S		
Wireless Communication Facilities	S		S	S	S	A	S	S		S	S	

P	Permitted Use	S	Special Land Use	A	Accessory Use Only	Blank = Prohibited

1. Mobile Home Dwellings may only be constructed within a Mobile Home Park. Mobile Home Parks are permitted in the MH district, and prohibited in all other zoning districts or form-based code districts.
2. Campgrounds shall be permitted on parcels with Waterfront (W) Zoning, in the area bounded by Dowland, Water, Madison, and Washington Streets, provided they have received applicable licensing from the State of Michigan.
3. There shall be no more than 50 Short Term Rentals combined in the N, MU, F-B, and F-G Districts.

B) Lakefront Overlay. In the event of a conflict, Overlay Districts supersede the regulations of the underlying District. In the event that an *Overlay District* does not have regulations on a specific topic, the regulations of the underlying district shall apply.

C) Industrial Overlay. The following uses are permitted in the Industrial Overlay in accordance Section 3.02. Uses not listed are permitted or prohibited in accordance with the standards of the underlying *Zoning District*.

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Section 3.03

Table of Residential Density

A) Neighborhood, Mobile Home Park, Mixed Use, Industrial, Waterfront, Parks

Blank = Prohibited

Zoning District	Neighborhood	Mobile Home Park [1]	Mixed Use	Industrial [2]	Waterfront	Parks [2]
	N	MH	MU	I	W	P
Number of Dwelling Units Per Lot						
1 Dwelling Unit	All Lots		All Lots		All Lots	
2-3 Dwelling Units	All Lots, Special Land Use Required		All Lots		All Lots	
4-5 Dwelling Units	Lots 16,800 square feet or more, Special Land Use Required		All Lots		All Lots	
6 or More Dwelling Units	Lots 2.5 acres or more, Special Land Use Required	Mobile Home Dwellings in Mobile Home Parks Only [1]	All Lots		All Lots	
Additional Housing Typologies						
Accessory Dwelling Unit (ADU)	All Lots		All Lots		All Lots	
Live-Work			All Lots		All Lots	
Mixed Use			All Lots		All Lots	
Mobile Home Dwelling		Only within a Mobile Home Park				
Mobile Home Park		Minimum *Lot* Size: 40 acres				
Minimum Area of Dwelling Unit (Applies to all Districts)						
Multi-Unit Dwelling	375 sq. ft.					
Detached Single-Family Home, Lot Width less than 50 ft	375 sq. ft.					
Single-Family Home, Lot Width 50 ft. or greater:	500 sq. ft.					

1. Mobile Home Dwellings shall only be permitted on individual plots within a Mobile Home Park compliant with the standards of the Mobile Home Commission Act (Act 96 of 1987). The minimum *Lot* size for a Mobile Home Park shall be 40 acres.
2. New dwelling units are not permitted in the I Industrial and P Parks Zoning Districts.
3. Permitted Residential Density in the O-I Industrial *Overlay District* is determined by the permitted density in the underlying *Zoning District*.